

**PROPERTY INFORMATION BROCHURE ON
APPROXIMATELY 23.16 ACRES
LOCATED IN THE EDMONDSON SURVEY A-0260
ANDERSON COUNTY, TEXAS**

FM 59, Cayuga, TX



**STEVE GRANT
REAL ESTATE**

Offered Exclusively By:

**STEVE GRANT REAL ESTATE LLC
CHRIS CURRAN, LISTING AGENT**

406 East Corsicana St.
Athens, TX 75751

(903) 675-3503-Office / (903) 275-6625 Cell

Email: Chris@SteveGrant.com

Website: www.Chris.SteveGrant.com

PROPERTY INFORMATION BROCHURE ON APPROXIMATELY 23.16 ACRES LOCATED IN THE EDMONDSON SURVEY A-0260 ANDERSON COUNTY, TEXAS

- I. Location: Situated off FM 59 in Cayuga
- II. Directions: From the intersection at Hwy 287 & FM 59 travel North on FM 59 approx. 1.5 miles, property will be on the left.
- III. Asking Price: See Website
- IV. Financing Information:
A. Existing: Treat as clear
B. Terms:
1. Cash
2. Conventional
- V. Property Description:
A. Improvements: Partial Perimeter fencing
B. Terrain: Gently rolling
C. Soil: Sandy loam
D. Approximately 80% pasture with improved and native grasses
E. Water Source:
- VI. Taxes:
A. Cayuga Independent School District
B. Total Taxes - \$33.33 per year w/ exemptions.
***Note: Prospective Buyer is hereby given notice that the property could be subject to a Roll Back tax and Broker advises any prospective Buyer to consult the Anderson County Appraisal District.*
- VII. Minerals:
A. Oil and Gas: None go with sale.
B. Surface Rights: All surface rights owned convey with sale, free from any leases.
- VIII. Remarks: Beautiful 23 acre property located with in Cayuga ISD. This property offers gorgeous East Texas views and a fabulous building site.

All information used in this brochure is deemed reliable, but cannot be guaranteed. The information is subject to error and can change without notice.





